# CONCRETE COTTAGES

BEING A PARTIAL REPRODUCTION OF THE PRIZE DESIGNS SUBMITTED FOR THE "CONCRETE HOUSE COMPETITION" OF THE ASSOCIATION OF AMERICAN PORTLAND CEMENT MANUFACTURERS PHILADELPHIA, — PENNA.

PUBLISHED BY

THE ATLAS PORTLAND CEMENT COMPANY

30 BROAD STREET, NEW YORK.

# CONCRETE COTTAGES

THE DEMAND for small concrete houses is increasing as the man of moderate means becomes familiar with the benefits to be derived from this type of construction. To meet this demand we have obtained special permission from the Association of American Portland Cement Manufacturers to reproduce some of the successful designs submitted in the "Competition for Concrete Country Houses." The following pages show several types of concrete cottages, together with floor plans, specifications, and the comments of the committee who awarded the prizes. The members of the committee were Mr. Edgar V. Seeler, of Philadelphia, one of the foremost architects of the country, and Mr. Sanford E. Thompson, of Newton Highlands, Mass., a prominent civil engineer and authority on the subject of concrete construction.

Any one building a concrete house should, for safety and economy, have his plans and specifications drawn by architects and engineers who are familiar with concrete construction, and should see that only competent workmen are employed and that first-class material is used in the construction.

ATLAS PORTLAND CEMENT is considered by the leading architects and engineers as The Standard American Brand. It is Always Uniform, invariably reliable and satisfactory, and easy to work. An examination of the beautiful effects obtained, together with the confidence placed in the quality by users of this brand of cement, explains its popularity and accounts for an output of over 14,000,000 barrels of ATLAS PORTLAND CEMENT for 1908, which is greater than the combined output of any other four companies in the world.

*For the Suburbanite and Farmer*

"Concrete Construction About the Home and on the Farm"

A book containing directions for making and handling concrete, also many specifications, sectional drawings and photographs of the smaller constructions that can be built by the layman without skilled labor.

*Paper bound copies, free upon request. Cloth bound copies, 25 cents each.*

*For the Manufacturer and Merchant*

"Reinforced Concrete in Factory Construction"

A book containing—besides several general chapters on concrete, concrete aggregates, methods and materials for reinforcing—ten chapters giving detailed descriptions of ten concrete factories and warehouses erected in various parts of the country by different systems, with photographs, sectional drawings and specifications furnished by the engineers in charge of the work.

*This book, profusely illustrated (250 pages, size 6¼ x 9), pamphlet bound, sent free upon request to ARCHITECTS, ENGINEERS and MANUFACTURERS who contemplate building. Cloth bound, 50 cents each.*

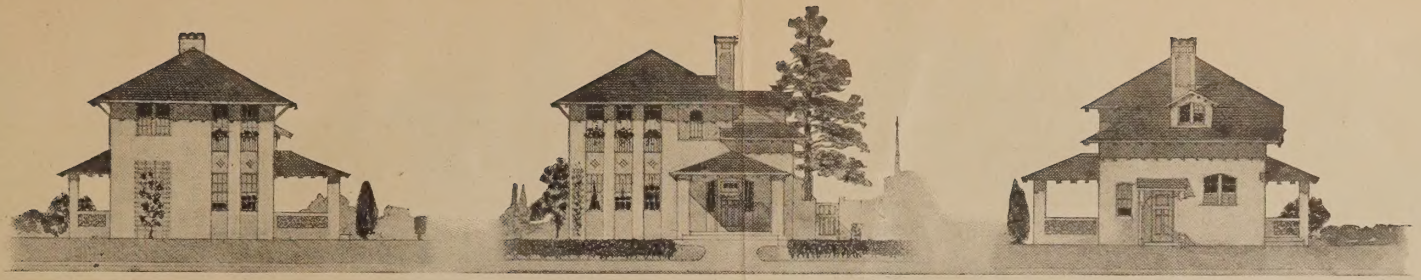
*For the Homebuilder and Investor*

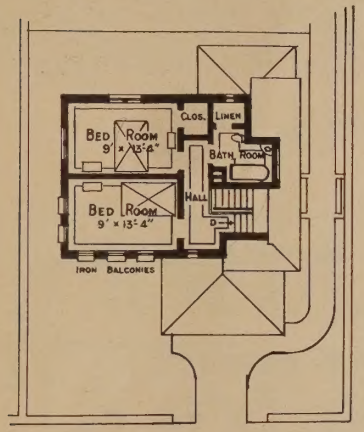
"Concrete Country Residences"

A book containing photographs and floor plans of over 150 CONCRETE HOUSES, ranging in price from $2,000 to $200,000. The houses not only show a large variety of designs, but are of several different systems of concrete construction. These are not imaginary sketches, but houses already built, and designed by the best architects in the country.

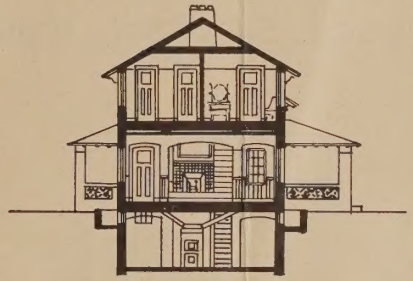
*Copies (168 pages, size 10 x 12) will be sent express prepaid upon receipt of* $1.00.

THE ATLAS PORTLAND CEMENT CO., 30 BROAD ST., NEW YORK



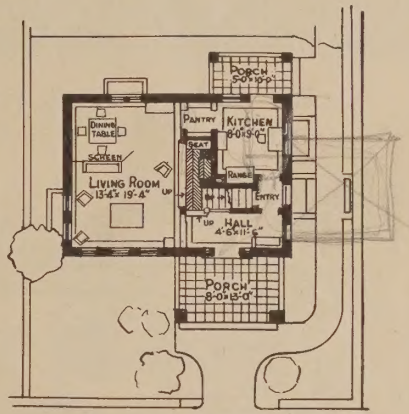



SECOND FLOOR PLAN



CROSS SECTION

STORY HEIGHTS - BASEMENT SEVEN FT., FIRST STORY NINE FT., SECOND STORY EIGHT FT., - ALL CLEAR
OUTSIDE DIMENSIONS OF HOUSE TWENTY BY TWENTY-SEVEN.




FIRST FLOOR PLAN

# A[1] COMPETITION FOR SUBURBAN HOUSES IN CONCRETE

*First Prize.*—EUGENE WARD, Jr., Architect, 11 East Twenty-fourth Street, New York

Description: Outer walls and porch posts to be of monolithic concrete construction. Cellar and porch floors to be of concrete. Outer walls to be 8 inches thick, cemented on the outside and furred with wood furring strips and plastered on wood lath on the inside. Outside walls to have rough cast finish, stained. Chimneys to be lined with flue tile. Cellar under whole house.

All piers in basement, partitions on first floor, and main bearing partitions on upper floors to be of hollow cement blocks, plastered.

Floor joists 2 x 10 inch, 16-inch O.C. Rafters 2 x 6-inch. Minor partitions to be of 2 x 4-inch studs lathed and plastered. All floors double with hard pine upper floors. Trim to be cypress stained. Sash of white pine, painted, All glass D. S. A. Hardware of good grade. Fireplace of selected hard burned brick. Roofs shingled with red asbestos cement shingles. Balcony at second story, front bedroom to be of 1/16-inch flat steel riveted and painted black.

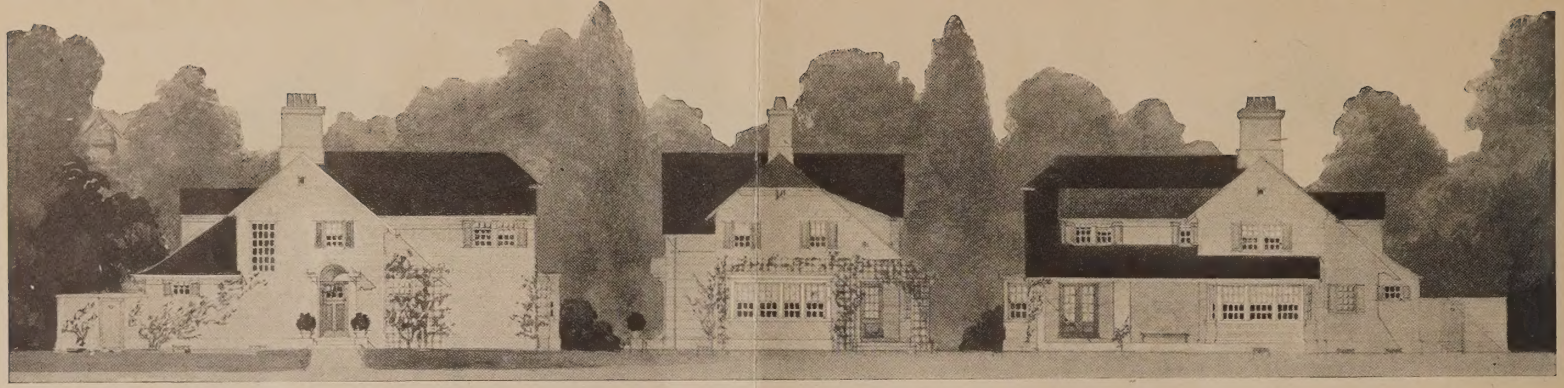
ESTIMATE.

| | |
|---|---|
| Excavation | $40.00 |
| Concrete and cement work | 890.00 |
| Carpentry | 355.00 |
| Trim | 450.00 |
| Painting, etc. | 80.00 |
| Hardware | 50.00 |
| Tin work | 30.00 |
| Wiring, etc. | 60.00 |
| | $1,955.00 |

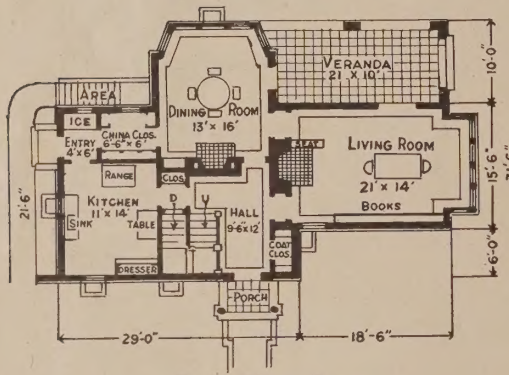
Cubic contents, 15,086 cubic feet, including porches.

COMMITTEE'S COMMENTS.

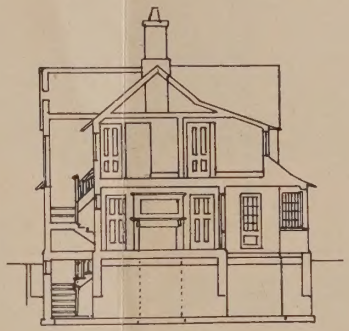
This design is most admirable, having a distinct, individual charm in both plan and elevation. This applies particularly to the arrangement of the entrance, stairs and living room. The use of a single chimney is economical, and is also the simple outline of the exterior walls, the recessed panels of which can be readily formed in monolithic construction by boards nailed to the inside of the forms. The drawings are exquisitely rendered. The specifications designate rough cast finish for the exterior walls. This is a questionable surface treatment for concrete, as plaster of any thickness is likely to peel from dampness and frost. However, the surface treatment might be readily modified.



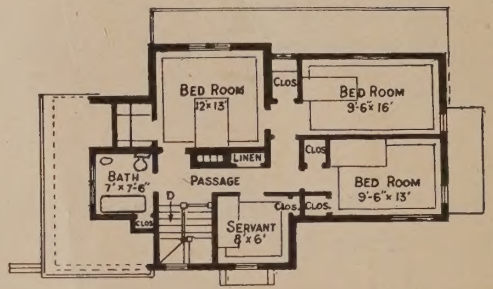
# A 3 COMPETITION FOR SUBURBAN CONCRETE BUILDINGS




FIRST FLOOR PLAN



SECTION




SECOND FLOOR PLAN

*Second Prize.*—ALBERT G. HOPKINS, Architect, 15 Beacon Street, Boston

The following is a brief description based on the enclosed estimate:

Foundation walls to be monolithic concrete—base above grade hammered.

Walls to be of plain-faced concrete blocks, 8 inches thick, 12 inches high, 12 inches, 24 inches and 30 inches long.

Veranda piers 12-inch blocks.

Floors of verandas and porches are cement finish concrete.

Blocks under eaves, front door hood and service wall coping to be of concrete.

Monolithic lintels over windows, reinforced.

Chimneys are brick, tile lined, plastered above roof, with cement cap and tile chimney pots.

Floor joists, roof rafters are wood.

Roof shingles and stained-copper gutters and conductors.

Interior partitions are wood studded, plastered two coats.

Interior finish is cypress stained in living room, dining room and halls, white wood painted in bed-rooms and bath.

North Carolina pine finished natural in service portion.

Walls in bathroom and entire service portion painted with one coat shellac, three coats lead and oil.

Floors in living room, dining room and halls and stair rail and treads best quartered oak. Floors in service portion and entire second floor best rift hard pine.

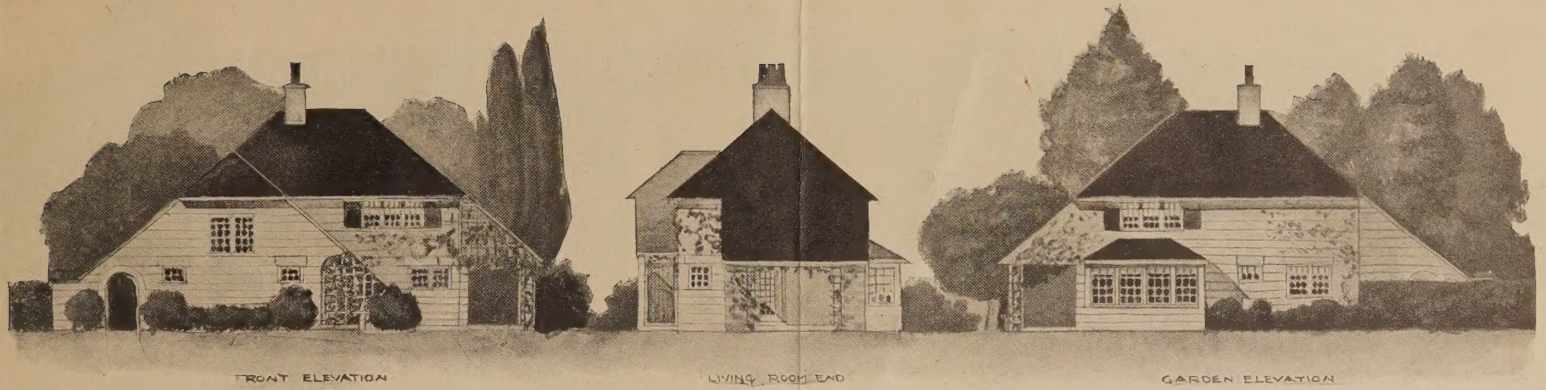
ESTIMATE.

| | |
|---|---|
| Excavating and brick work | $235.00 |
| Concrete foundation, areas, etc | 410.00 |
| Concrete block walls | 445.00 |
| Cement floors for porches | 35.00 |
| Lumber and shingles | 440.00 |
| Finished fireplaces and mantels | 100.00 |
| Inside and outside finish and stairs | 550.00 |
| Finished floors | 100.00 |
| Windows, doors and blinds | 250.00 |
| Plastering | 375.00 |
| Painting, inside and out | 300.00 |
| Carpenter labor | 600.00 |
| | $3,840.00 |

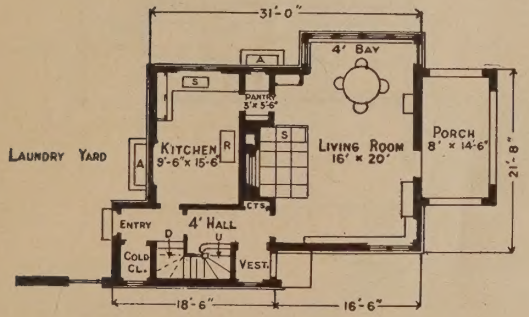
Iron beams.
Cubic contents, 31,500 cubic feet.

COMMITTEE'S COMMENTS.

This design, while less simple in its lines than the "first prize" (shown on page 13), is as much a concrete block type as that is a monolithic. The plain surfaces are well broken. The floor plans, while less compact, are equally good, and the exterior is most pleasing and harmonious. The flues from the two fireplaces, the range and the furnace are drawn together into a simple stack. The drawings are beautifully presented.

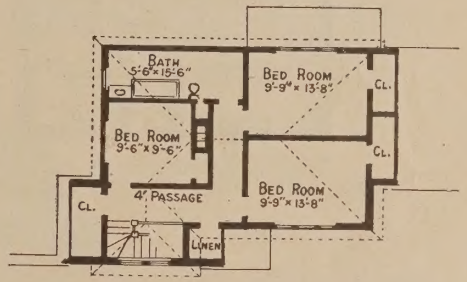



# A² Competition for Suburban Houses in Concrete




First Floor Plan

Section Thro' Hall and Living Room




Second Floor Plan

*First Prize.*—ALBERT G. HOPKINS, Architect, 15 Beacon Street, Boston

The estimate is based on the following specifications:

The outside walls and vestibule to be of 8-inch hollow concrete blocks, plain face and light blue gray in color. The blocks show in vestibule, 12-inch monolithic foundation.

Monolithic lintels (waterproofed) with two square rods in bottom of lintel to be used over all openings. Granolithic porch floors, front and back door steps and living-room hearth marked off into 2-inch squares.

First and second floor walls and ceilings plastered, rough floated. (Except the living room and porch ceilings, which show the 2 x 6-inch joists and girders.) Porch ceiling to be left rough sawed.

Outside finish (of cypress), blinds, doors and sash to be painted. Inside finish of cypress, waxed, except kitchen, which is to be shellaced. Kitchen and bathroom walls to be painted (oil paint) on smooth plaster. All other plaster walls throughout house to be tinted on rough floated plaster. Latches will be used on the outside doors and laundry yard gate.

The window frames set practically flush with the outside of wall, giving a plaster reveal on the inside. The window frame and wooden stool form the inside finish for same.

All finish inside and outside to be plain—no moldings.

Inside doors to be four panel, stock pattern.

North Carolina hard pine floors throughout.

Laundry in basement.

Shingle roof.

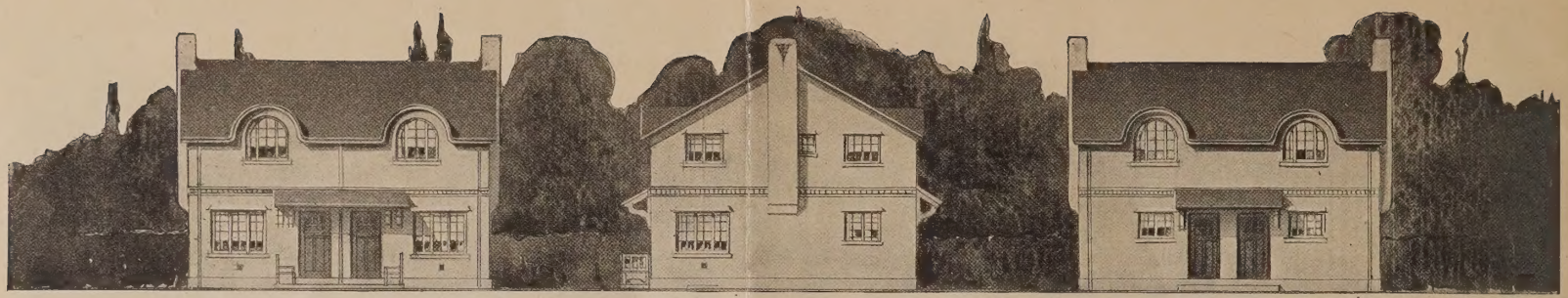
ESTIMATE.

| | |
|---|---|
| 8-inch blocks | $412.00 |
| 12-inch monolithic foundation | 237.22 |
| Granolithic | 209.83 |
| Excavating and mason work (apart from above work) | 200.00 |
| Plastering | 250.00 |
| Painting, staining and tinting | 200.00 |
| Gutters, conductors and hardware | 40.00 |
| Finished hardware | 40.00 |
| Windows and frames and weights and doors | 200.00 |
| Carpenter material and labor | 1,000.00 |
| Electric wiring | 35.00 |
| | $2,844.05 |

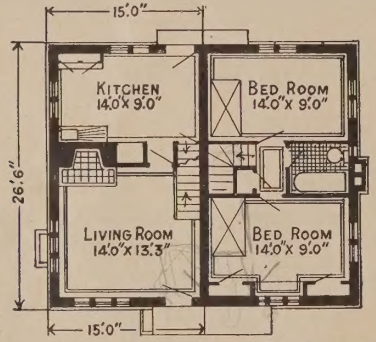
Cubic contents, 25,747 cubic feet.

COMMITTEE'S COMMENTS.

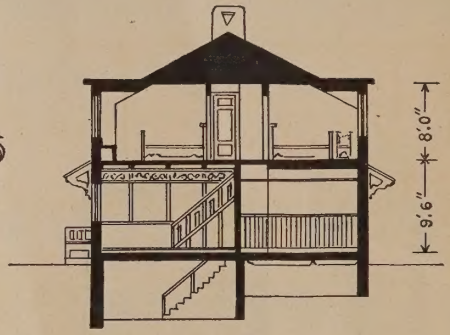
A concrete block design of excellent plan and charming exterior, beautifully rendered with a suggestion of its surroundings. The use of a single chimney is to be commended and the termination of the main wall construction at the general level of the eaves. The surfaces are well broken, already mentioned as desirable where blocks are used.



# Competition for Suburban Dwellings in Concrete




First Floor Plan – Second Floor Plan




Longitudinal Section

*Third Prize.*—GRANT M. SIMON and ABRAM BASTON, Architects, 1524 Chestnut Street, Philadelphia

Method of Construction: Monolithic construction will be used throughout the building, with the exception of partitions. The exterior walls will be of reinforced concrete 6 inches thick, furred inside 4 inches, with the rough lumber that was used in the forms.

Foundations: The foundations will be 9 inches of reinforced concrete, and will extend below the frost line where not excavated. Partitions in both will be of 3-inch concrete blocks, as suggested by programme. The forms will be of 5-inch slabs with necessary beams and girders. On all concrete floors will be a single wooden floor laid on sleepers beveled on top, spaces between filled with concrete.

The ceiling on the second floor will be furred down on metal lath.

Stairs and Cellar: The stairs will be of concrete with wooden treads and risers, with the exception of cellar stairs, which are to have cement finish. The cellar will extend only under the living room, and is to have a cement floor. It will be lighted and ventilated by an area window on side of house.

Description: This scheme lends itself to the typical narrow suburban lot, with ample room on the side for gardens. The plan has been so arranged as to give large living room, kitchen, two bed-rooms and a bath.

In order to attain an interesting texture for the exterior walls, we suggest that while concrete is being placed in forms, the part next to the forms be pressed back with shovels, thus allowing the smaller stones and concrete to work their way to the front, giving a texture like pebble dash.

This method has been used several times very successfully. Small chips of brick and warm colored stones might be added to the other aggregates in order to relieve the monotony of the gray walls.

The inside of the house will be plastered. The beams supporting the second floor are to show and be plastered. Fireplace will be treated simply in tile and concrete. Whatever other decorations are used, they should be quiet and in keeping with the character of the house.

Concrete and cement have been used wherever feasible. Practically, the house is absolutely fireproof. Although small, there is no waste space.

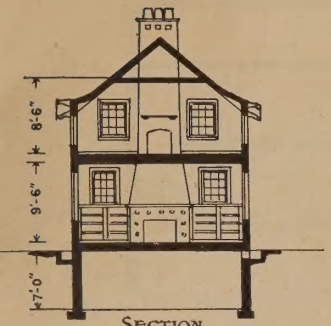
## ESTIMATE.

| | |
|---|---|
| Excavation | $55.00 |
| Concrete | 3,200.00 |
| Lumber | 200.00 |
| Mill work | 275.00 |
| Plastering | 100.00 |
| Painting and glazing | 80.00 |
| Hardware | 40.00 |
| Tiling | 50.00 |
| | $4,000.00 |

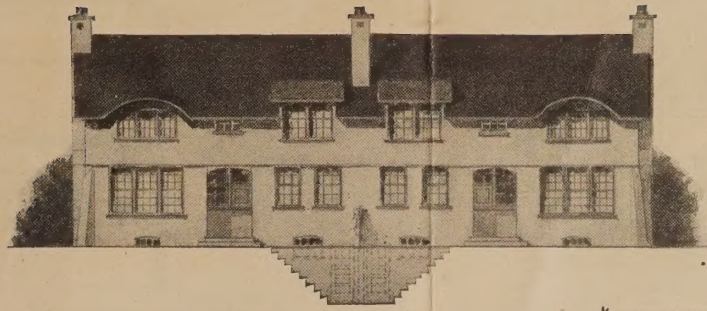
Cubic contents, 23,130 cubic feet.

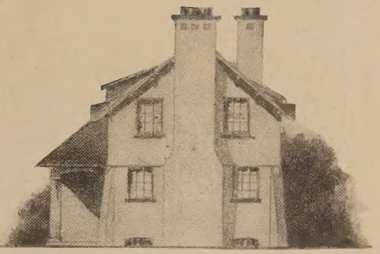
## COMMITTEE'S COMMENTS.

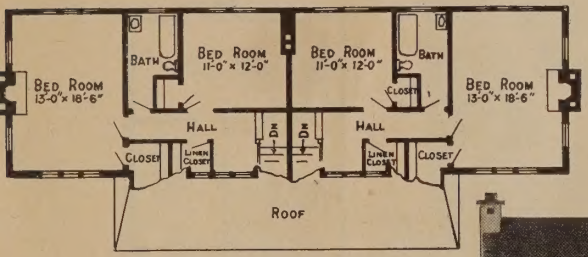
This design, which is most acceptable for the artistic treatment of the conditions which its author has imposed, calls for complete monolithic construction—walls, floors, and roof, except partitions, which are blocks. The simplicity of the design makes this possible within the sum stated, and the endeavor is quite worthy of recognition. The size of the building is necessarily small because of the high cost of such construction, and we recommend that the concrete roof (which is, moreover, impracticable) be changed to frame and the cost thus reduced. The method specified for treating the exterior wall surfaces, namely, "While the concrete is being placed in the forms, the part next to the forms be pressed back with shovels, thus allowing the smaller stones and concrete to work their way to the front, giving the texture like pebble-dash," will not, we fear, produce that result. For pebble-dash, we recommend a careful selection of the aggregate and a mixture not too wet, about the consistency of jelly. By removing the forms the day after laying and washing the surface to remove the next skin of cement, the particles of the aggregate will be exposed.



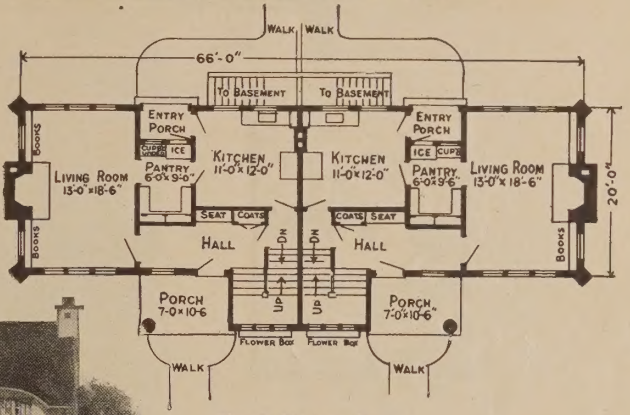

SECTION








SECOND FLOOR PLAN




FIRST FLOOR PLAN

# COMPETITION FOR SUBURBAN HOUSES IN CONCRETE

*Honorable Mention.*—GEORGE B. EICK Architect, 175 Dearborn Street, Chicago

Outside walls to be of concrete, monolithic construction, with bush-hammered finished surface.

Reinforced lintels over large openings.

Basement walls 12 inches thick.

Above basement 9 inches thick.

Furred and plastered inside.

Outside window sills to be 9 x 9-inch reddish brown quarry tile, laid to form drip.

Outside color scheme.

Cement work to be a light brownish tan, made by putting tints in the cement.

Roof stained brown.

Woodwork dark reddish brown.

Inside partitions, first story, hollow concrete blocks, 4 inches thick, plastered directly on concrete blocks.

Lintels over openings to have light reinforcement.

Inside partitions in basement which are bearing to be 9-inch hollow concrete blocks; those not bearing, 4-inch hollow block.

Second story inside partitions 2 x 4-inch wood studs with lath and plaster.

Wood joists and rafters, every third joist anchored into wall.

Under floor of ⅞-inch boards, ⅞-inch sheathing.

Plates under rafters anchored into wall.

Shingle roof.

Finished floor in living room and hall to be oak, kitchen and pantry to be maple.

Tile floor in bath-room.

Remainder of first and second story floors of yellow pine.

Cement floor in basement and porch.

Finish throughout, except bathroom, to be yellow pine for staining, bath-room white wood for enamel.

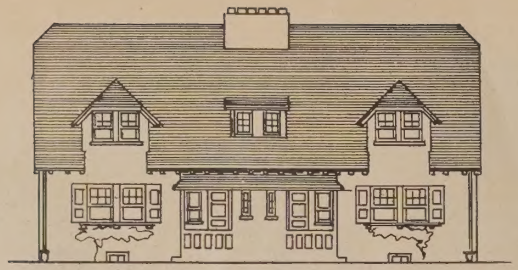
Plaster in hall, living room and large bedroom to be sand finish, remainder of plaster hard white finish.

ESTIMATE.

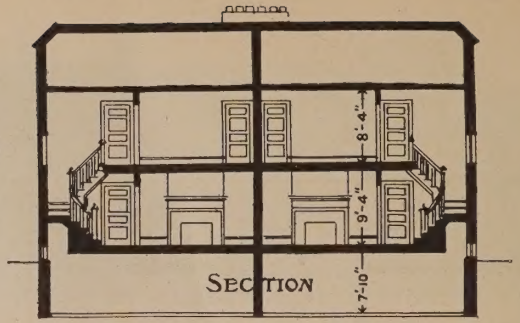
| | |
|---|---|
| Excavating | $120.00 |
| Concrete walls and partitions and tile window sills and chimney caps | 1,075.00 |
| Carpentry and interior finish | 1,580.00 |
| Plastering | 285.00 |
| Sheet metal | 60.00 |
| Concrete floors in basement and areas | 175.00 |
| Glazing | 115.00 |
| Brick work for mantels and hearths | 55.00 |
| Tile floor in bath-room | 60.00 |
| Painting | 285.00 |
| Hardware | 95.00 |
| Miscellaneous | 95.00 |
| | $4,000.00 |

Cubic contents, 39,846 cubic feet.

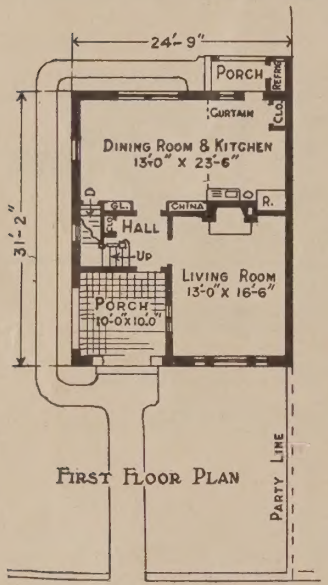
# Competition for Suburban Houses in Concrete



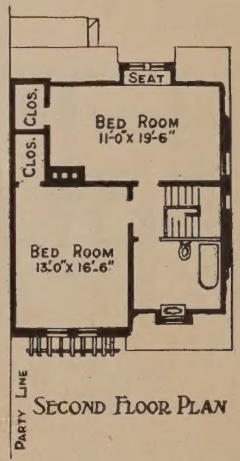
Rear Elevation




Section




First Floor Plan




Second Floor Plan

*Second Prize.*—GEORGE S. IDELL, Architect, 1117 Harrison Building, Philadelphia

It is purposed to build the semi-detached houses, accompanied herewith, for the sum of four thousand dollars ($4,000), or the half of that sum for one house.

The outside walls and party wall, from footings to roof, shall be built of 12-inch and 6-inch reinforced monolithic concrete.

The outside walls above the grade shall be furred and plastered, and on the outside face shall be bush-hammered.

Inside partitions, throughout, shall be of 3-inch concrete blocks, on which the plaster shall be directly applied.

Plastering.—Two (2) coat work.

Lumber.—2 x 10-inch hemlock joist, 16-inch O. C., 2 x 8-inch hemlock, rafters 2 feet O. C.

Mill work, Tennessee poplar.

Oak for first floor; hard rift pine for second.

Floors stained and mill work painted white.

Porch to be paved with brick, laid flat. Fireplaces to have brick faces and hearths.

ESTIMATE.

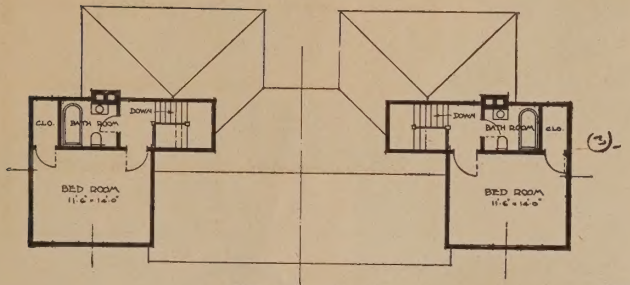
| | |
|---|---|
| Excavations, concrete, walls and partitions | $1,100.42 |
| Brick pavement | 28.00 |
| Stairs | 60.58 |
| Lumber, carpenter, roofing, mill work | 2,300.00 |
| Finished fireplaces | 180.00 |
| Painting and glazing | 50.00 |
| Gaspiping | 40.00 |
| Plastering | 179.00 |
| Miscellaneous, hardware and lighting fixtures | 62.00 |
| | $4,000.00 |

Cubic contents, 14,388 cubic feet.

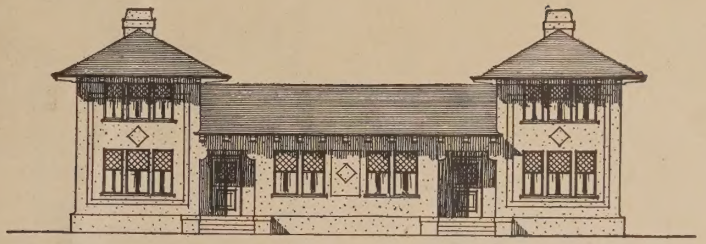
COMMITTEE'S COMMENTS.

This is an excellent design in all respects, save only cost, which in monolithic construction would, in spite of the simple outlines, probably exceed the sum stipulated. We feel, however, that the design could be "photographed down" without difficulty to a size which would bring it within the sum. It is, in fact, a more excellent design than the "first prize" (shown on opposite page), and but for this one questionable item would have been placed first.

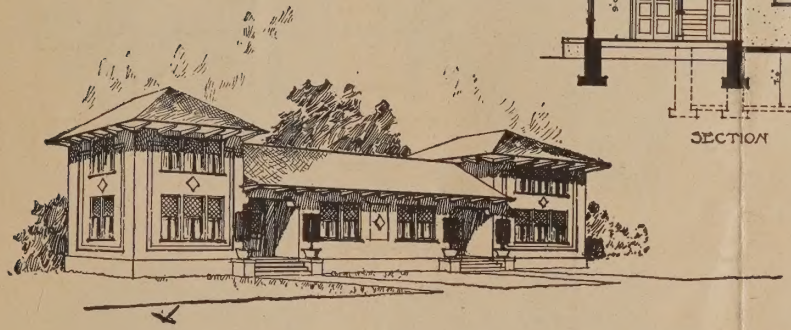
# COMPETITION FOR SUBURBAN HOUSES IN CONCRETE

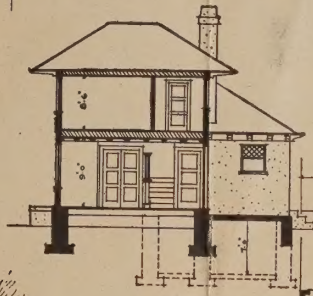



SECOND FLOOR

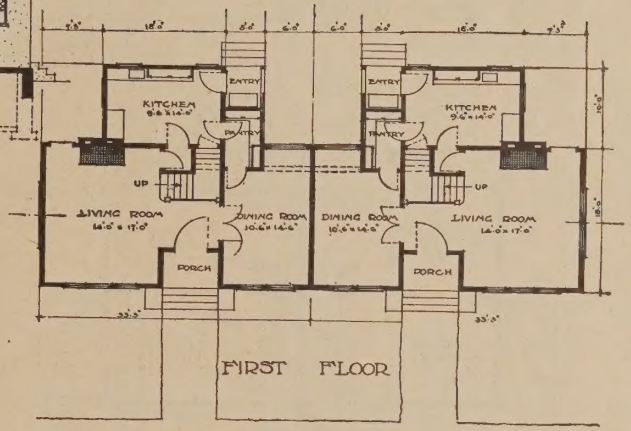


FRONT ELEVATION





SECTION




FIRST FLOOR

*First Prize.*—ANDREW LINDSAY, Architect, 64 Center Avenue, New Rochelle, N. Y.

The foundation walls up to the level of water table and the entrance steps will be of monolithic concrete cast in the usual manner in wood forms. The upper walls will be built of hollow concrete blocks with bush-hammered face. Special blocks to be cast to form paneling and projections.

The roof brackets will be concrete cast in wood mold and soffit of roof projections will be plastered with cement on metal lath.

Chimneys will be built of hollow concrete blocks.

Main partitions throughout will be of 4-inch concrete blocks.

Minor partitions will be 2 x 4-inch spruce lathed.

Floor and roof beams will be 2 x 10-inch spruce.

The inside of exterior walls, concrete partitions and walls and ceilings which have been lathed, will be given two coats of plaster floated to a rough sand finish.

The exterior walls will be light granite pink in tone and the projecting rafter-ends and roof shingles will be stained silver gray.

The door and window frames and blinds will be painted silver gray.

ESTIMATE.

| | |
|---|---|
| Excavation | $60.00 |
| Concrete, plastering, etc. | 2,800.00 |
| Wood work and mill work | 875.00 |
| Electric wiring or gas piping | 50.00 |
| Painting and glazing | 90.00 |
| Hardware | 85.00 |
| | $3,960.00 |

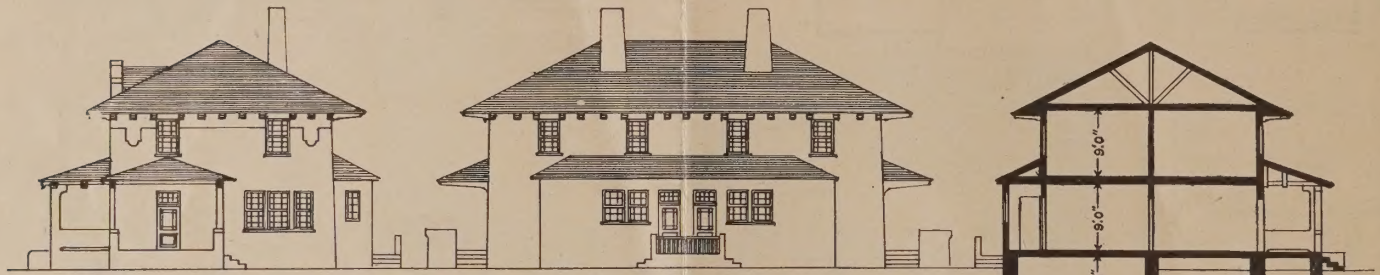
Cubic contents, 33,600 cubic feet.

COMMITTEE'S COMMENTS.

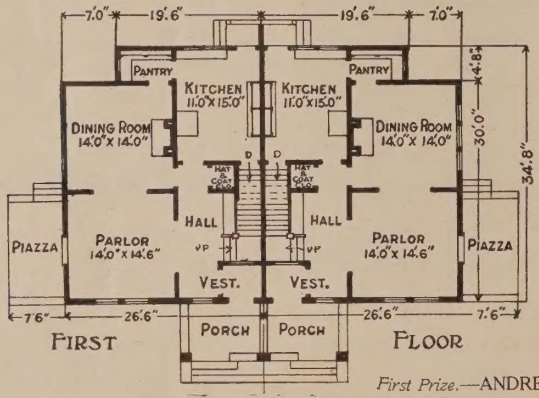
Interesting design, with well broken surfaces relieving the monotony which usually results from the use of concrete blocks. Rooms well lighted and airy. The dining-room could be easily transformed into a bed-room and the rooms squared by cutting the pantry in half. The bush-hammered blocks specified give a good texture, although somewhat expensive.

# COMPETITION FOR SUBURBAN HOUSES IN CONCRETE.

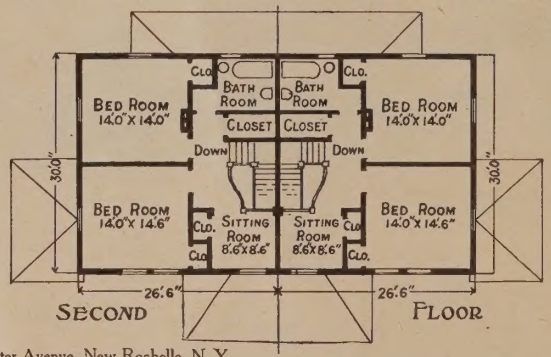
FRONT ELEVATION




SIDE ELEVATION REAR ELEVATION SECTION




FIRST FLOOR




SECOND FLOOR

*First Prize.*—ANDREW LINDSAY, 64 Center Avenue, New Rochelle, N. Y.

The foundation walls up to the level of first floor beams, the entrance porches, verandas, balustrades and posts will be of monolithic concrete cast in the usual manner in wood forms. The upper walls will be built of hollow concrete blocks with a bush-hammered face.

The roof brackets will be concrete cast in wood mold and soffit of roof protection will be plastered with cement on metal lath.

Chimneys will be built of hollow concrete blocks. Main partitions throughout will be 4-inch hollow concrete blocks.

Minor partitions will be 2 x 4-inch spruce lathed. Floor beams will be 2 x 10-inch spruce lathed. Roof beams 2 x 10-inch spruce.

All partitions and ceilings and inside of exterior walls will be plastered with two coats floated to a sand finish.

The exterior walls will be light gray in tone; the shingles of roof will be stained silver gray.

The door and window frames and blinds will be painted apple green.

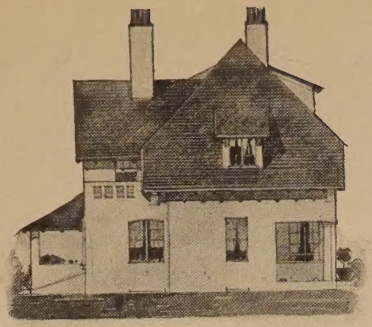
## ESTIMATE.

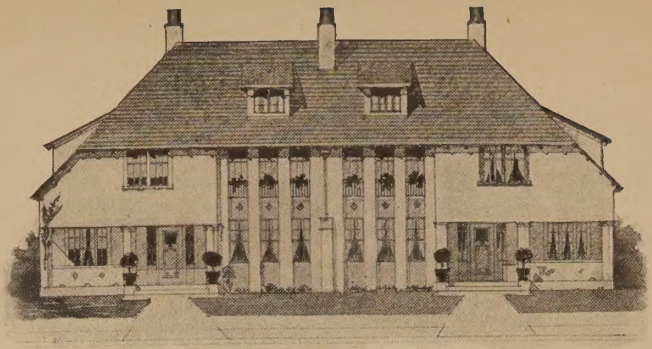
| | |
|---|---|
| Excavation | $70.00 |
| Concrete construction, plastering, etc. | 3,950.00 |
| Carpentry, millwork, etc. | 1,575.00 |
| Electric wiring | 80.00 |
| Painting and glazing | 115.00 |
| Hardware | 105.00 |
| | $5,895.00 |

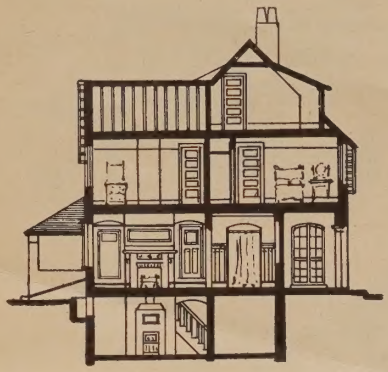
Cubic contents, 61,000 cubic feet.

## COMMITTEE'S COMMENTS.

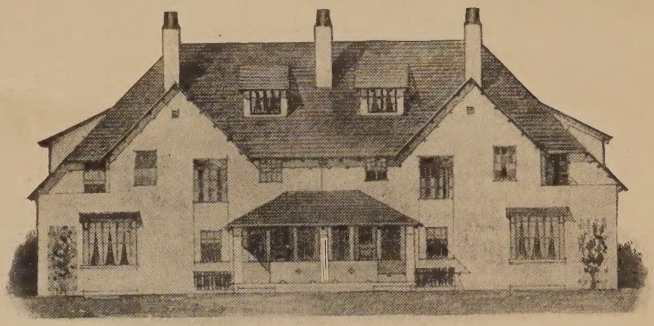
The floor arrangements are commodious and the exterior pleasing from its simplicity and suggestive of the use of concrete. It is to be regretted that although the specifications give the foundations to first floor level of concrete and the walls above of bush-hammered blocks, the author has not shown his textures, as it would have added to the interest of the surfaces.

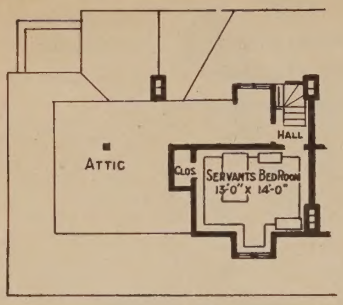






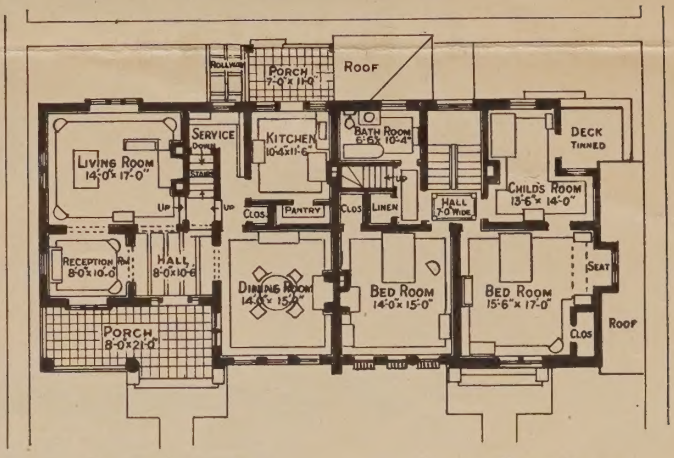
SECTION






ATTIC PLAN

STORY HEIGHTS - BASEMENT 7'-0", FIRST STORY 9'-0"
SECOND STORY 8'-6", ATTIC 8'-0" ALL CLEAR
OUTSIDE DIMENSIONS OF HOUSE 32'-0" x 74'-0"
ONE EIGHTH SCALE.




FIRST FLOOR PLAN

SECOND FLOOR PLAN

# B³ COMPETITION FOR SUBURBAN HOUSES IN CONCRETE

*First Prize.*—EUGENE WARD, Jr., Architect, 11 East Twenty-fourth Street, New York

Outer walls and porch posts to be of monolithic concrete construction. Cellar and porch floors to be of concrete. Outer walls to be 8 inches thick, cemented on the outside and furred with wood furring strips and plastered on wood lath on the inside. Outside walls to have rough cast finish, stained. Chimneys to be lined with flue tile. Cellar under whole house.

All piers in basement, partitions on first floor, and main bearing partitions on upper floors to be of hollow cement blocks, plastered.

Floor joists 2 in. x 10 in., 16-in. O. C. Rafters 2 in. x 6 in.

Minor partitions to be 2-in. x 4-in. studs lathed and plastered.

All floors double with hard pine upper floors. Trim to be cypress stained. Sash of white pine painted. All glass D. S. A. Hardware of good grade. Fireplaces of selected hard-burned brick. Roofs shingled with red asbestos cement shingles. Balcony at second story front bed room to be of 1/16-inch flat steel, riveted and painted black.

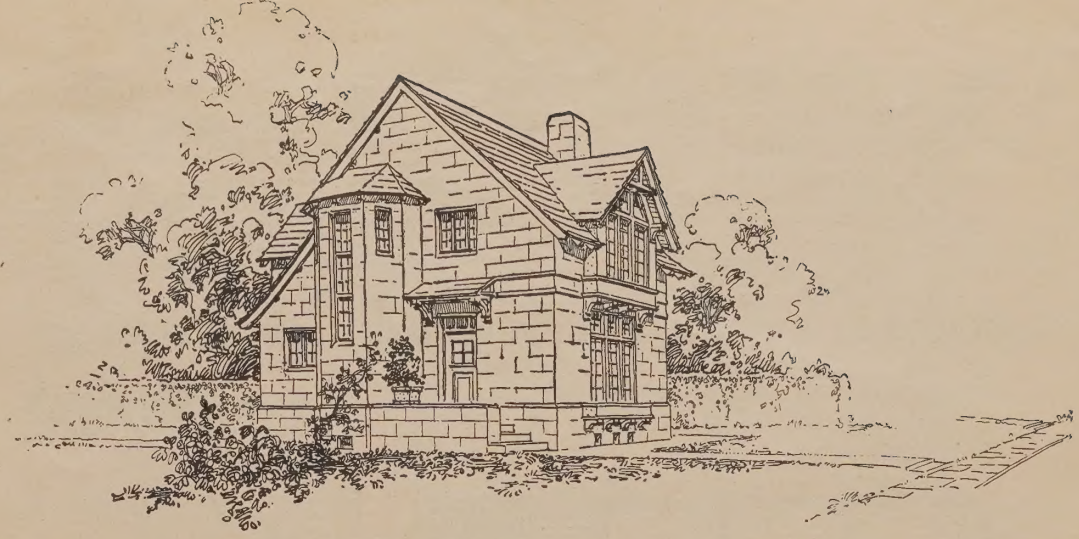
ESTIMATE.

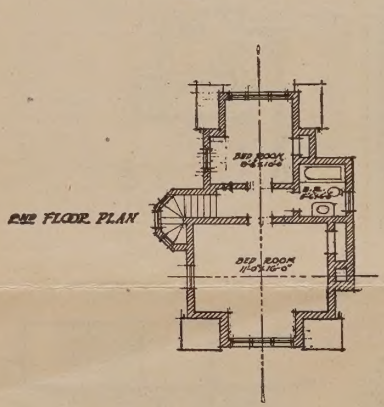
| | |
|---|---|
| Excavation | $160.00 |
| Concrete and cement work | 4,050.00 |
| Carpentry | 2,000.00 |
| Trim | 1,800.00 |
| Painting, etc. | 350.00 |
| Hardware | 250.00 |
| Tin work | 125.00 |
| Wiring, etc. | 250.00 |
| | $8,985.00 |

Cubic contents, 35,000 cubic feet.

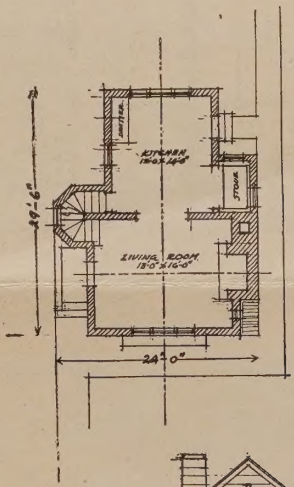
COMMITTEE'S COMMENTS.

This design is excellent and individual in both plan and elevation, particularly in elevation. The wall surfaces lend themselves readily to monolithic construction, although plastering on concrete is open to criticism, as already pointed out, where exposed to the weather. The drawings are well drawn and rendered.

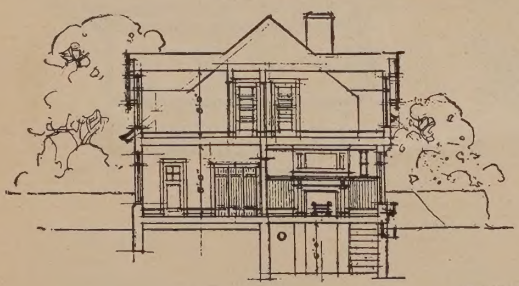


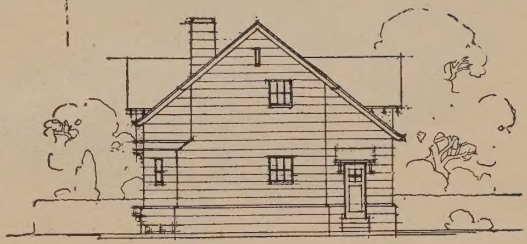



2ND FLOOR PLAN




1ST. FLOOR PLAN





*Second Prize.*—DAVID A. CLOUS, Architect, 1 West Thirty-fourth Street, New York

It is proposed, in the accompanying design, to build all the exterior walls, from footings to roof beams, of concrete blocks, the same to have bush-hammered face wherever exposed above ground. The interior bearing wall, chimney and fireplace shall also be built of concrete blocks, and all lintels occurring in this material to be reinforced with iron ties securely fastened at both ends.

The projecting dormer window, second floor, front elevation, to be stucco on wire lath and stud construction.

All unexposed wood framing of floors and roof to be hemlock. Exterior exposed work to be chestnut stained. Interior exposed work, white pine, painted.

Roof to be covered with Oregon shingles, laid 4½ inches to the weather.

Height of stories in the clear:

| | |
|---|---|
| Cellar | 6′ 0″ |
| First floor | 8′ 6″ |
| Second floor | 8′ 0″ |

ESTIMATE.

(Without plumbing and heating.)

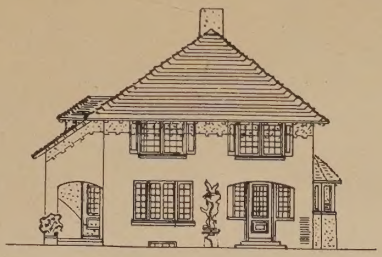
| | |
|---|---|
| Excavation | $35.00 |
| Mason work | 540.00 |
| Lumber, mill work and shingles | 500.00 |
| Labor | 525.00 |
| Plastering | 175.00 |
| Painting and glazing | 175.00 |
| Hardware | 25.00 |
| Sheet metal | 25.00 |
| | $2,000.00 |

Cubic contents, 10,756 cubic feet (including all projections, porches, etc., from bottom of footings to ridge of roof).

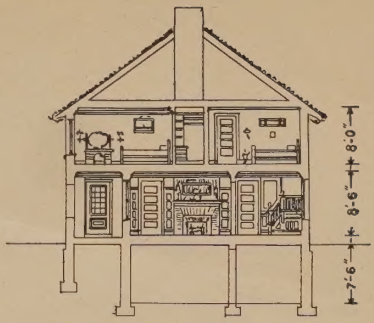
COMMITTEE'S COMMENTS.

Excellent concrete block design. Compact plan, interesting exterior. While the outline of the plan shows a number of angles, these are not prohibitive in inexpensive concrete block construction, as they would be in monolithic construction. The projecting dormer window is of frame, stuccoed on metal lath. Perspective well presented.

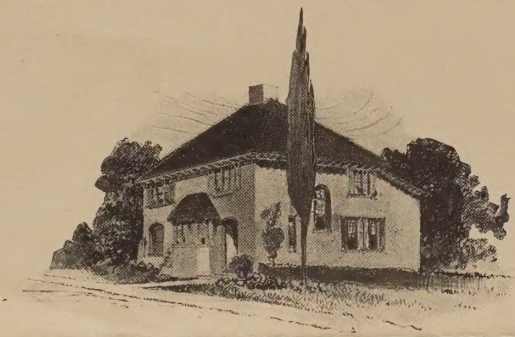
# Competition for Suburban Houses in Concrete

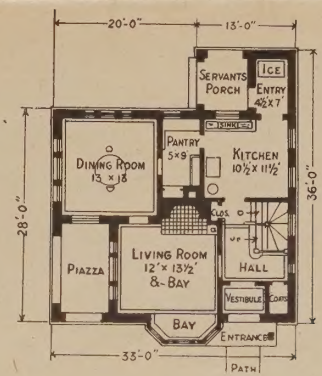


Side Elevation

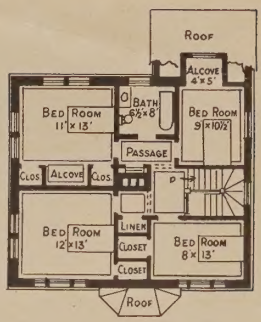



Section






First Story Plan




Second Story Plan

## Design A·3·

*First Prize.*—W. CORNELL APPLETON, Architect, Newton Center, Mass.

Monolithic concrete walls. Surface fine picked 4 x 8 x 16-inch hollow block partitions in first story.

Chimneys, concrete blocks with skim coat above roof.

Roof, variegated red slate laid in irregular courses.

A monolithic wall with air space could be used for a sum slightly in excess of the above figure.

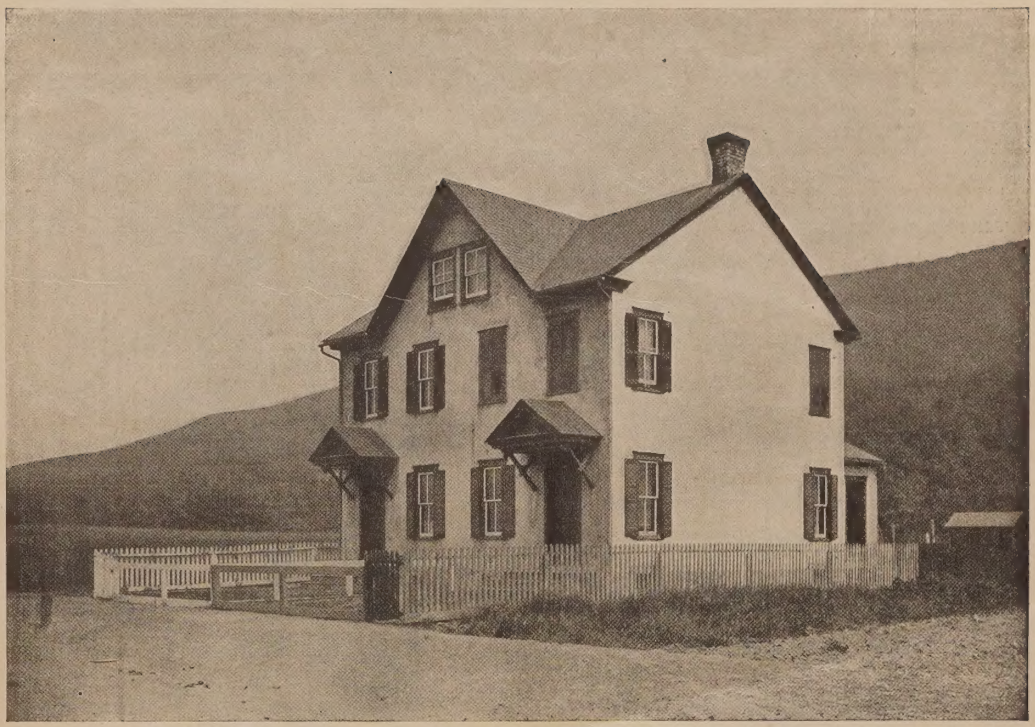
Cubic contents, 37,052 cubic feet.

ESTIMATE.

| | |
|---|---|
| Excavating and concrete | $2,050.00 |
| Lumber | 430.00 |
| Mill work | 350.00 |
| Carpenter work | 600.00 |
| Stairs | 175.00 |
| Hardware | 150.00 |
| Slating | 200.00 |
| Plastering | 300.00 |
| Painting and staining | 100.00 |
| | $4,355.00 |

COMMITTEE'S COMMENTS.

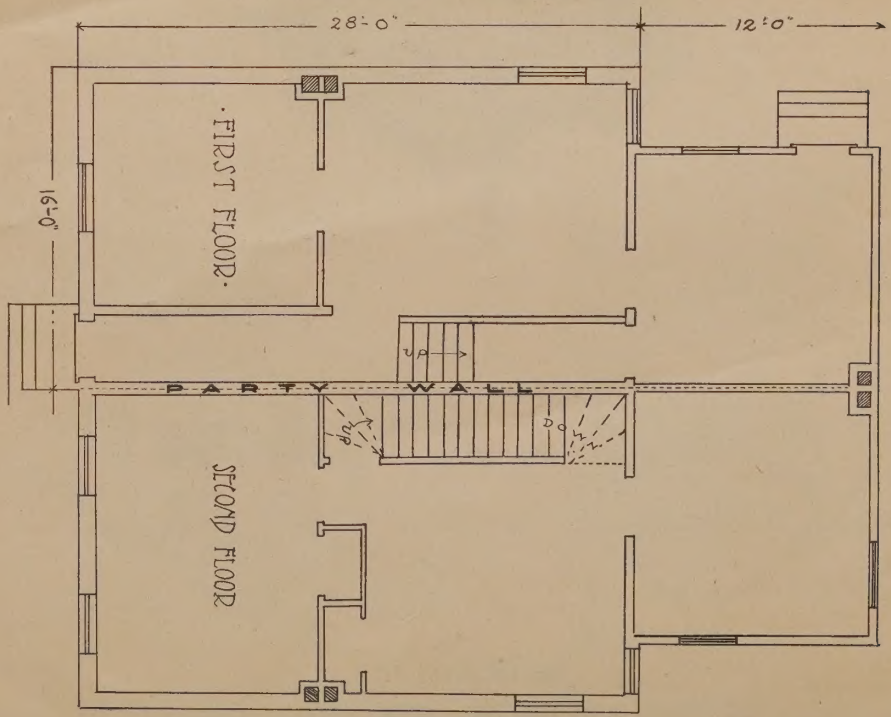
This is a remarkably compact plan, with severely simple outlines, well adapted to monolithic wall construction. A single chimney answers all requirements. The relations of the first story rooms to each other are not only practical, but well thought out in dimensions and variety of forms, which is equally true of the second story. The exterior appearance is most pleasing, and the drawings well rendered, the perspective sketch in pen-and-ink being unusually clever. The wall surfaces are specified to be finely picked, which gives an entirely satisfactory finish, especially when the aggregates are well chosen.

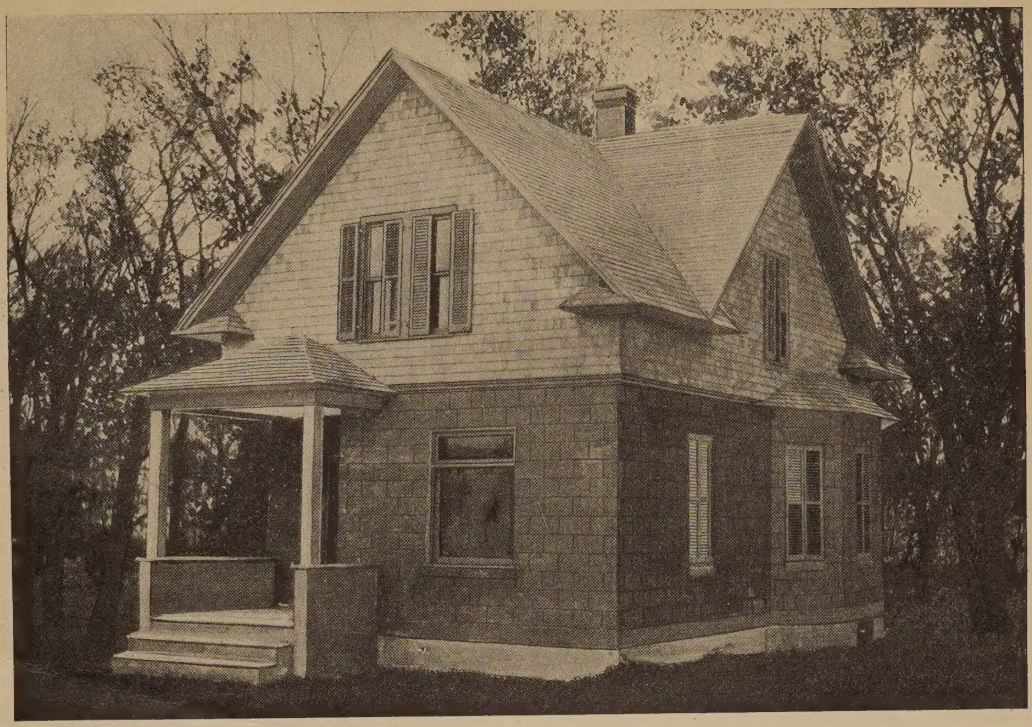


Workingmen's houses at Palmerton, Pa. M. T. J. OCHS, Builder and Contractor.

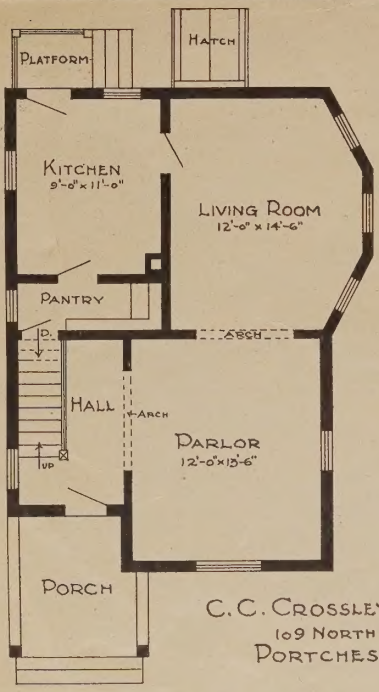
STUCCO ON METAL LATH.

Cost of double house, $2,550.00; or $1,275.00 each.





Residence at Riverdale Park, N. Y.—Monolithic Concrete.
C. C. CROSSLEY, Architect and Builder, 109 North Main Street Portchester, N. Y.




Foundation walls, solid reinforced concrete, 10 inches thick.

Walls to top of second floor beams, hollow monolithic construction, Crossley System, 8 inches thick.

Walls from top of second story floor beams, ordinary shingle construction (could be hollow monolithic construction without increased cost).

First floor concrete on concrete girders, cellar floor concrete, second floor wood.

Chimney solid concrete.

Floor of veranda, steps, balustrade rail and columns, monolithic concrete.

Outside finish, concrete lined off to represent block by the use of molding on the inner surface of the forms.

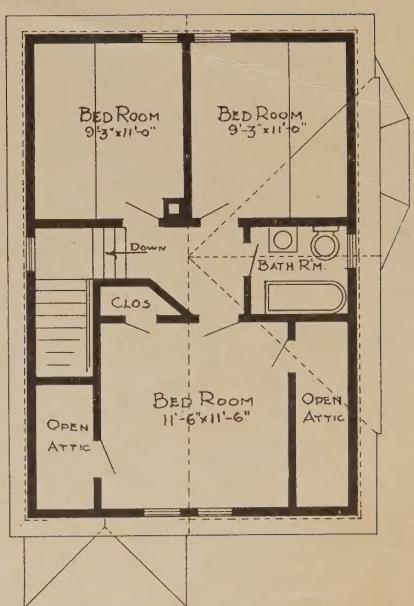
Inside finish one coat plaster, placed directly on the concrete wall.

ESTIMATE.

| | |
|---|---|
| Excavation | $40.00 |
| Concrete work | 500.00 |
| Lumber | 300.00 |
| Plastering | 100.00 |
| Mill work | 200.00 |
| Hardware | 25.00 |
| Painting | 35.00 |
| Plumbing and heating done by owner. | |
| Labor | 300.00 |
| | $1,500.00 |

C. C. CROSSLEY, ARCHITECT.
109 NORTH MAIN ST.
PORTCHESTER, NEW YORK

FIRST FLOOR PLAN




SECOND FLOOR PLAN

THE STANDARD AMERICAN BRAND

ALWAYS UNIFORM